



PLANNING COMMISSION AGENDA

September 8, 2014

REVISED 9/4/2014

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the August 11, 2014 Planning Commission Meeting Minutes
Approval of the August 18, 2014 Planning Commission Workshop Minutes
Approval of the September 5, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC14-538FSU, Final Subdivision Plat, 109 North Market LLC Addition to 105 N Market Street LLC

The Applicant is requesting approval of a final subdivision plat for the consolidation of 105/107 N Market Street and 109/111 N Market Street. (NAC#11)(Marsh)

B. PC14-591PCM, Fence Modification, 258 W 5th Street

The Applicant is requesting approval of a modification to Section 821, *Fences, Walls and Hedges*, to construct a 4' tall fence in the front yard of the residential property at 258 W 5th Street. (NAC #6)(Love)

C. PC14-671PCM, Fence Modification, 200 Upper College Terrace

The Applicant is requesting approval of a modification to Section 821, *Fences, Walls and Hedges*, to construct a 6' tall fence in the secondary front yard of the residentially zoned corner lot at 200 Upper College Terrace. (NAC #9)(Dunn)

V. CONTINUANCES

D. PC14-639ZTA, Text Amendment, Section 607 Parking and Loading Standards

The Applicant is requesting a 30 day continuance to the October 13, 2014 public hearing. (Dunn)

E. PC14-118FSI, Final Site Plan , Frederick Towne Center

The Applicant is requesting a 30 day continuance to the October 13, 2014 public hearing. (NAC #5)(Mark)

F. PC14-119FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Frederick Towne Center

The Applicant is requesting a 30 day continuance to the October 13, 2014 public hearing. (NAC #5)(Mark)

G. PC14-527ZMA, Zoning Map Amendment, 731 N. Market Street

The Applicant is requesting a 30 day continuance to the October 13, 2014 public hearing. (NAC #7)(Dunn)

VI. MISCELLANEOUS

H. Complete Streets Policy Recommendation (T. Davis)

VII. OLD BUSINESS:

I. PC14-214MU, Master Plan, Bowersox Property

The Applicant is requesting approval a mixed use, master plan for the 6.12 acre property. The Applicant proposes to develop a maximum of 52 townhouse units and to retain the existing structure for conversion into nonresidential use.

The Applicant is also requesting a waiver of the parkland dedication requirements per Section 608 of the Land Management Code (LMC), entitled, *Parks and Open Space*, as well as modifications to Section 417, *Mixed Use Districts (MU-1 and MU-2)* and Section 607, *Table 607-1 Parking Schedule*. (NAC #4)(Reppert)

J. PC14-336FSI, Final Site Plan, Frederick High School

The Applicant is requesting approval of a final site plan for the reconstruction of the high school located at 650 Carroll Parkway. The new school will be three stories and approximately 164,395 square feet.

The Applicant is also requesting a modification to Section 607 of the Land Management Code entitled, *Parking and Loading Standards*. (NAC #9)(Mark)

VIII. NEW BUSINESS:

K. PC14-635ZTA, Text Amendment, Section 864, Table 864-1 Sign Dimensions

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 864, Sign Regulations, for the purposes of increasing the amount of signage permitted in the Institutional (IST) zoning district. (Dunn)

Approved for release by _____ on _____

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.